

## For Immediate Release

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## March 2009 Monthly and First Quarter Housing Statistics from the San Diego Association of REALTORS®

(SAN DIEGO, Calif. – April 7, 2009) Attached are the 2009 March Multiple Listing Service (MLS) statistics provided by the [San Diego Association of REALTORS®](http://www.sdar.com).

March sold listings took an impressive jump up (**25 percent**) from February, contributing to a significant increase in total sales volume for the month. Sales volume also was up **30 percent** for detached homes and up **22 percent** for attached home from the previous month, and is slightly higher than March of 2008.

The median sales price in March for detached properties dropped by **3 percent** from February and the median sales price for attached homes fell by **5 percent**. This year to date, however, properties spent an average of **75 days** on the market compared to **83 days** this time last year.

Comparing the overall first quarter of 2009 with the same quarter last year, sold listings are up **51 percent** for attached homes and **54 percent** for detached homes and the average days on market has decreased by **10 percent** for attached units and **9 percent** for detached.

Due to the decrease in median price, total sales volume has stayed almost consistent. Median price for attached homes decreased **51 percent** and **54 percent** for detached this year in comparison to the first quarter of 2008.

“We’re delighted to see the jump in the number of sold listings in the past month. March is the first month in 2009 where sold listings increased from the previous month. Naturally this is a trend we would like to see continue in the coming months,” says Erik Weichert, 2009 SDAR President. “Spring is a popular time to buy in San Diego and we hope that next month’s statistics will show an even greater increase in sold listings. Many buyers are taking advantage of the \$8,000 tax credit available for purchases in 2009. Properties are priced right for first-time home buyers and the tax incentive makes it a win-win.”

Here are highlights of the statistics:

### Total Sold Listings Comparing March 2009 to February 2009

- **Detached: 24.4 percent increase**  
March 2009 = 1,671; February 2009 = 1,343
- **Attached: 25.9 percent increase**  
March 2009 = 836; February 2009 = 664

### **Total Sold Listings Comparing First Quarter 2009 to First Quarter 2008**

- **Detached: 54.4 percent increase**  
Q1 2009 = 4,584; Q1 2008 = 2,970
- **Attached: 50.1 percent increase**  
Q1 2009 = 2,338; Q1 2008 = 1,549

### **Median Sales Price Comparing March 2009 to February 2009**

- **Detached: 2.98 percent decrease**  
March 2009 = \$325,000; February 2009 = \$335,000
- **Attached: 5.00 percent decrease**  
March 2009 = \$175,750; February 2009 = \$185,000

### **Median Sales Price Comparing First Quarter 2009 to First Quarter 2008**

- **Detached: 27.4 percent decrease**  
Q1 2009 = \$326,700; Q1 2008 = \$450,000
- **Attached: 37.3 percent decrease**  
Q1 2009 = \$185,000; Q1 2008 = \$295,000

### **Total Sales Volume Comparing March 2009 to February 2009**

- **Detached: 30.1 percent increase**  
March 2009 = \$692,935,544; February 2009 = \$532,545,286
- **Attached: 22.2 percent increase**  
March 2009 = \$193,279,767; February 2009 = \$158,118,418

### **Total Sales Volume Comparing First Quarter 2009 to First Quarter 2008**

- **Detached: 1.2 percent increase**  
Q1 2009 = \$1,875,053,876; Q1 2008 = \$1,851,576,676
- **Attached: .3 percent decrease**  
Q1 2009 = \$570,560,087; Q1 2008 = \$572,649,034

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The San Diego Association of REALTORS® is dedicated to the preservation of private property rights and to the promotion and protection of the business interests of our REALTOR® members.